

Rezoning Petition No. 2020-144

Hopper Communities, Inc., Petitioner

Community Meeting

December 1, 2020

Rezoning Team

- Bart Hopper, Hopper Communities
- Clay McCullough, Hopper Communities
- Trey Hopper, Hopper Communities
- Nick Bushon, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

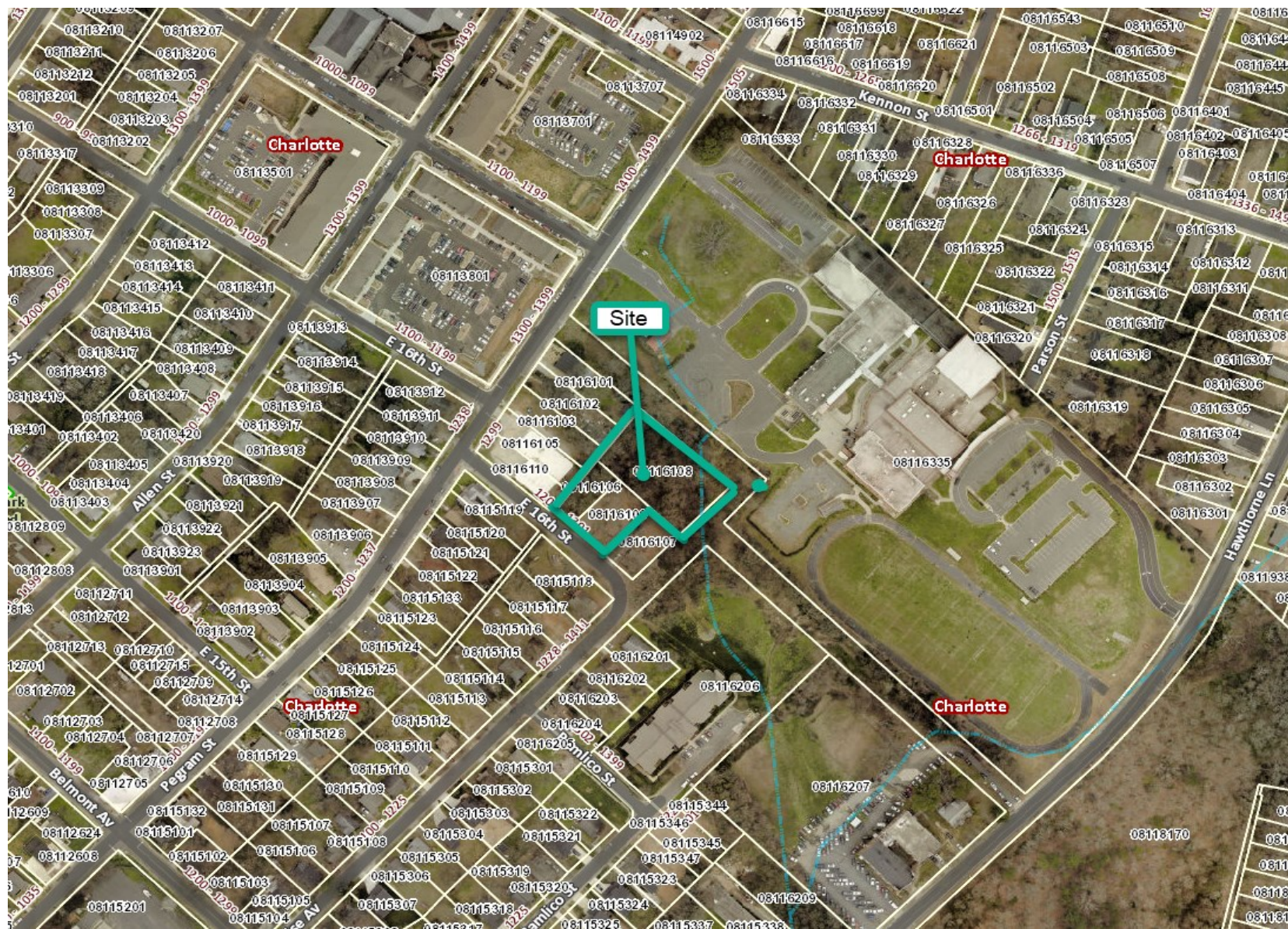
Current Rezoning Schedule

- Public Hearing: Tuesday, January 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, February 2, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, February 15, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

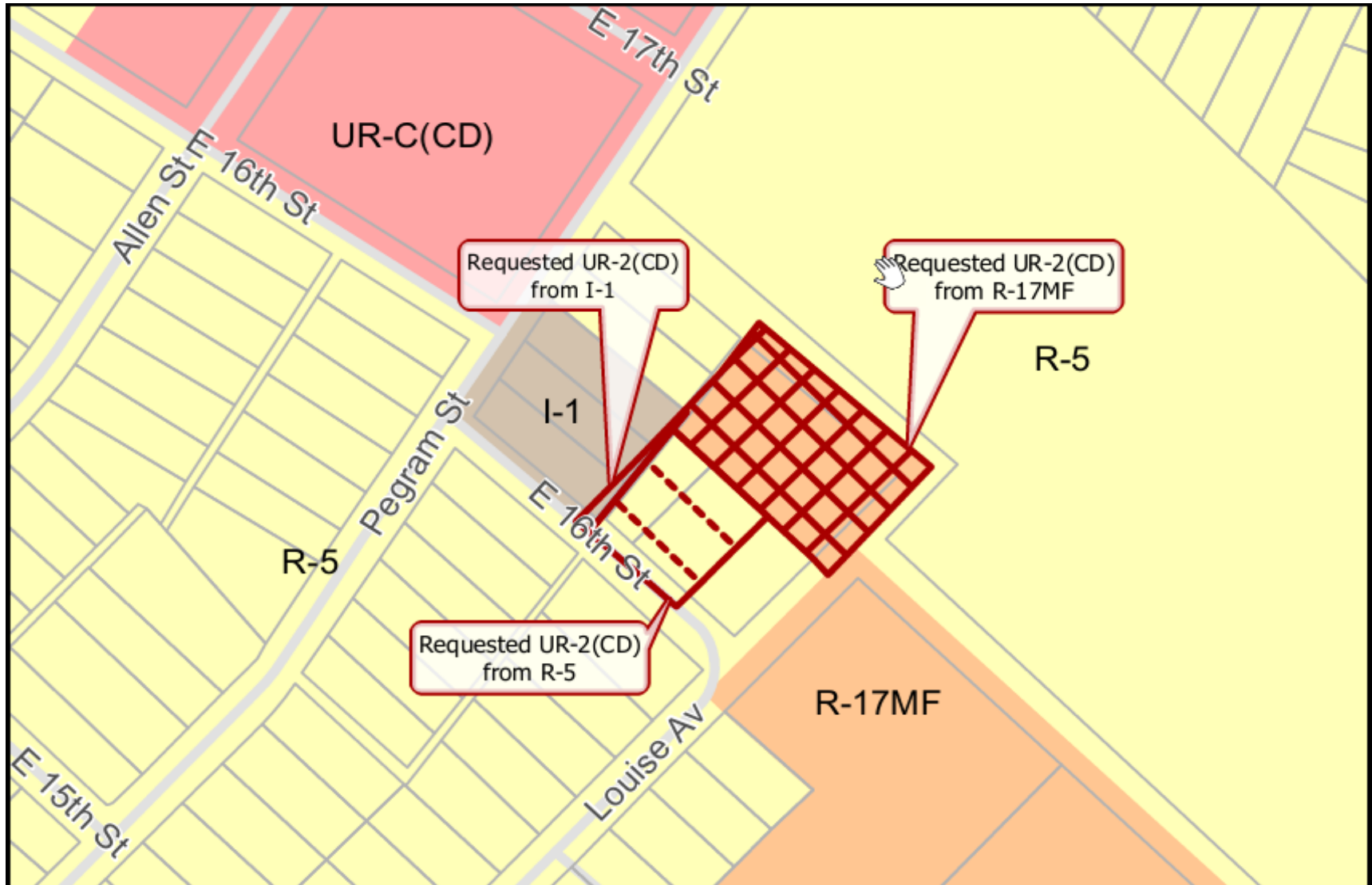
Site – 1.18 Acres



Site – 1.18 Acres



Current Zoning of the Site and Surrounding Parcels



Rezoning Request

- Requesting that the site be rezoned from the I-1, R-17 MF and R-5 zoning districts to the UR-2 (CD) zoning district to accommodate the development of up to 20 single family attached dwelling units (townhomes) on the site



Hopper Communities

Who is Hopper Communities?

- Hopper Communities was established in 2007. Founder, Bart Hopper, has been developing commercial, retail, and residential real estate for 25+ years.
- Hopper Communities is a development company specializing in designing and creating residential neighborhoods.
- Offices and projects in Charlotte, NC, Raleigh/Durham, NC, Charleston, SC, and Austin, TX.
- Mission is to leave a positive imprint on communities and deliver lasting value to homeowners.



Grandin Heights

Community



47 TOWNHOMES IN WESLEY HEIGHTS

Grandin Heights

- 47, two and three bedroom townhomes
- Grandin Heights, located in Wesley Heights, a walkable, history-rich neighborhood, is just minutes from the heart of Uptown Charlotte.
- Craftsman-style townhome featuring modern interiors, two-car garages, outdoor terraces, balconies, and skyline views.
- Only two remaining for sale





74 TOWNHOMES IN SEVERSVILLE

Uptown West Terraces

- 74, two and three bedroom townhomes with rooftop terraces
- Contemporary design in the Seversville neighborhood, just minutes from Uptown Charlotte.
- Quality finishes and features, two-car garage, and rooftop terraces
- Community Dog Park
- 28 homes in the 1st Phase are sold





SOUTHPOINT
AT SOUTH END



86 TOWNHOMES IN SOUTH END

SouthPoint at South End

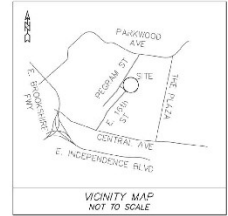
- 86, two and three bedroom townhomes with rooftop terraces
- Modern townhomes located in the heart of South End and within walking distance to the Blue Lynx Light Rail
- Quality features and finishes, two car garages, rooftop terraces
- Community Dog Park
- 1st Phase Sold Out/Completed and 14 remaining in Phase 2





Rezoning Plan

HAWTHORNE ACADEMY OF HEALTH SCIENCES



SITE DATA

PROPOSED ZONING: UR-2 (CD)

SITE AREA: ±1.18 ACRES

PROPOSED UNITS: 20 UNITS



PEGRAM STREET

16TH STREET



SITE DATA

PROPOSED ZONING: UR-2 (CD)


SITE AREA: ±1.18 ACRES

PROPOSED UNITS: 20 UNITS



Architectural Guidelines

1. The primary exterior building materials for the single family attached dwelling units will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
2. Vinyl, EIFS or masonite may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
3. The front elevation of each single family attached dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit.
4. Each single family attached dwelling unit to be constructed on the Site shall have a garage.

- 
5. The single family attached dwelling units will be alley/rear loaded.
 6. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 7. Each single family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.
 8. The maximum number of individual single family attached dwelling units that may be located in a building shall be 5.